

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, MARCH 4, 2008**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, March 4, 2008, commencing at 7:01 a.m.

**A. ROLL CALL**

Present: Council Members – Hitchcock, Hansen, Johnson, and Katzakian

Absent: Council Members – Mayor Mounce

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

**B-1 "Regional Housing Needs Assessment Allocation Report"**

City Manager King briefly introduced the subject matter of the Regional Housing Needs Assessment (RHNA) Allocation Report.

San Joaquin Council of Governments (SJCOG) Executive Director, Andrew Chesley, provided an overview of the State program and requirements for affordable housing and the need for some change to assist local governments in meeting the goals.

In response to Mayor Pro Tempore Hansen, Mr. Chesley stated the professional planners are made up of community development directors from within the County.

SJCOG Senior Regional Planner, Mike Swearingen, provided a PowerPoint presentation regarding the RHNA Allocation Report. Specific topics of discussion included an overview of the report, purpose, statutory objectives, RHNA development committee, methodology in draft RHNA report, controversial nature of process, what RHNA is and is not, mandated RHNA schedule, RHNA development in other regions, San Joaquin County RHNA target for region, sum total based on single number for entire State and then divided among the various counties, City of Lodi methodology and household income distribution numbers, other RHNA factors, housing unit transfers, incentives for housing element compliance, and the next steps.

In response to Council Member Johnson, Mr. Swearingen confirmed that there was only a 700 unit adjustment in consideration of the foreclosures within the County. Community Development Director Randy Hatch stated the State sets a specific number for the entire State and then divides and allocates a portion of that number to each County. Mr. Hatch stated adjustments are rare because if one jurisdiction receives fewer units than another must receive more.

In response to Council Member Hitchcock, Mr. Swearingen stated the weight factor reflects a one to one ratio for jobs and housing.

In response to Mayor Pro Tempore Hansen, Mr. Swearingen stated that, although the housing element is an unfunded mandate, it is important to be compliant by having a housing element plan because it may affect eligibility for Community Development Block Grant funds or other programs. Mr. Hatch stated it is also important to show ongoing efforts and be compliant by receiving the certification from the State for the housing element plan even though the reality of actual development may differ.

In response to Mayor Pro Tempore Hansen, Mr. Hatch stated the RHNA program has been in place since the 1980s. Mr. King discussed the lack of evidence showing improved affordable housing developments, the need to show parcel availability, penalties and enforcement associated with non-compliance, and the impact on the General Plan with respect to the amount of land that is available in inventory regardless of the City's 2% growth rate.

A brief discussion ensued between Council Member Johnson and Mr. King regarding similar concerns with Tracy that too much land is shown in the General Plan and the debate of signing units based on housing, jobs, and population.

In response to Mayor Pro Tempore Hansen, Mr. Swearingen and Mr. King confirmed that open land identified in the General Plan is not only limited to affordable housing development.

In response to Council Member Hitchcock, Mr. Swearingen stated that the methodology for the County is similar to that used in the last RHNA process. He also confirmed that, while each region may have a different methodology based on their community's characteristics, they all have a tie in with jobs and population. Mr. Hatch stated that the basic components of any methodology are set by the State and other regions may be a bit more sophisticated with their housing breakdown. A brief discussion ensued between Council Member Hitchcock and Mr. Hatch regarding the fallacy of the jobs, housing, and population balance and the ratio of one to one.

In response to Council Member Hitchcock, Mr. Chesley stated one reason for not using a more sophisticated methodology is the difficulty it creates with staff administering the process and assessing compliance. He stated it might be appropriate to consider past inequities in affordable housing within the County as a factor.

In response to Mayor Pro Tempore Hansen, Mr. Swearingen stated Lodi is the only city that does not show a negative difference on income from previous allocation as listed in Attachment A because the information is based on historical data, including economic development. He stated the output numbers from the formula are not set in stone.

In response to Council Member Hitchcock, Mr. Swearingen stated there is benefit for a bedroom community under this formula. He stated the draft methodology will be evaluated by the Committee after the public comment period ends and suggestions are provided by the communities.

In response to Mayor Pro Tempore Hansen, Mr. Swearingen confirmed that for Lodi's numbers to go down, another jurisdiction's number would need to rise. Mr. Hatch stated jobs information from the Regional Transportation Plan is the primary factor that is driving the numbers. He stated SJCOG is working with the University of Pacific to obtain more current and accurate data regarding the same.

Discussion ensued between Council Member Johnson and Mr. Hatch regarding exporting jobs over the Altamont Pass, the proposition that employees do not necessarily equal jobs, employee tie in with commute and residence, job tie in with geographic location, and employed residents versus jobs available.

In response to Council Member Johnson, Mr. Hatch stated the Lodi numbers are consistent with the available data, but it is important to try to obtain more current and accurate data as SJCOG is attempting to do so with the University of the Pacific.

In response to Council Member Hitchcock, Mr. Swearingen stated the City's numbers shown for the low and very low categories are based on median family income data from the last decennial census and the formula that defines the very low, low, moderate, and above moderate categories.

Council Member Hitchcock requested a copy of additional data that is available regarding the methodology and numbers. She also suggested revising the draft methodology based on her concerns that it is too simple and does not reflect current thinking.

Mr. Swearingen stated he would be happy to provide the requested information and will forward the same to staff. He also requested the City provide its concerns to him in writing so that he may take the same back to the Committee to evaluate the methodology.

In response to Mayor Pro Tempore Hansen, Mr. Hatch stated the slow growth benefits the City in the sense that it is factored into the household growth component which is reduced. Mr. Hatch stated that is only a partial factor, however, and the numbers are primarily being driven by the job issue.

Mayor Pro Tempore Hansen stated the City will likely provide a written summary of its concerns and concurred with Council Member Hitchcock regarding her request for additional data and spreadsheets.

Mr. King stated the item will be brought back to the City Council for consideration and solidification of its formal position. A brief discussion ensued between Mr. King and SJCOG representatives regarding the tentative date of April 24, 2008, for final methodology approval by the SJCOG Board and submission to the State.

In response to Myrna Wetzel, Mr. Hatch stated the housing element is a process driven by the State Legislature.

**C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

None.

**D. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:23 a.m.

ATTEST:

Randi Johl  
City Clerk